Davidson County DEEDQC
Recvd: 04/04/13 07:58 3 pgs
Fees:17.00 Taxes:0.00
20130404-0033108

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
James T. McLean, Sr.
615 Napolean Street
Nashville, TN 37211

MAP PARCEL NO.
071-01-0A-01100CO

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J2K Builders, LLC** (hereinafter "Grantor") a Tennessee limited liability company, does hereby assign, transfer, convey and quitclaim unto **James T. McLean, Sr.**, (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lot Number 11 as shown on the Plat for Phase I of The Woods of Monticello, of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.

This Plat is a Resubdivision of parcels conveyed to the Metropolitan Development & Housing Agency by Marcia F. Cohen and Jack Byrd Co-Trustees of the Testamentary Trust under the Will of Mollie Feigenbaum, deceased, and by Ira Weinstein and Aryeh Makleff, Trustees of the Testamentary Trust under the Will of Marilyn Stern, of record as Instrument Number 20010820-0089393 in the Register's Office for Davidson County, Tennessee; conveyed to the Metropolitan Development & Housing Agency by James M. Allen of record as Instrument Number 20031014-0152229 in the Register's Office for Davidson County, Tennessee; and conveyed to the Metropolitan Development & Housing Agency by Robert Samuel Knox of record as Instrument Number 20040308-0026402 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J2K Builders, LLC by Quitclaim Deed from the Metropolitan Development and Housing Agency of record as Instrument Number 20130305-0022047, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record or otherwise as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: July 8, 2013

This is unimproved] property located at 470 Monticello Street, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 25th day of March, 2013.

J2K BUILDERS, LLC

By: _____
Name

Partner
Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public of the state and county mentioned, personally appeared James McLean, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of J2K Builders, LLC, the within named bargainor, a non-profit corporation, and that such president or officer as such Partner, executed the foregoing Quitclaim Deed for the purposes therein contained, by personally signing the name of the corporation as J2K Builders, LLC.

Witness my hand and seal, at office, in Nashville, this the 25th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: July 8, 2013

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY